043.0	0005	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	887,800 / 887,800
					USE VALUE:	887,800 / 887,800
					ASSESSED:	887,800 / 887,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81	-83	WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERLINGHIERI MARIO A/TRUSTEE	
Owner 2:	BERLINGHIERI JUDITH A/TRUSTEE	
Owner 3:	MJB 81-83 WEBSTER TRUST	
Street 1:	15 MORTON ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	BERLINGHIERI MARIO A--ETAL -
Owner 2:	BERLINGHIERI JUDITH A -
Street 1:	15 MORTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,770 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2288 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4770.000	432,600	4,700	450,500	887,800
Total Card	0.110	432,600	4,700	450,500	887,800
Total Parcel	0.110	432,600	4,700	450,500	887,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.02 | /Parcel: 388.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0005-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	432,600	4700	4,770.	450,500	887,800	887,800	Year End Roll	12/18/2019
2019	104	FV	338,600	4700	4,770.	478,600	821,900	821,900	Year End Roll	1/3/2019
2018	104	FV	338,600	4700	4,770.	349,100	692,400	692,400	Year End Roll	12/20/2017
2017	104	FV	318,400	4700	4,770.	304,100	627,200	627,200	Year End Roll	1/3/2017
2016	104	FV	318,400	4700	4,770.	259,000	582,100	582,100	Year End	1/4/2016
2015	104	FV	285,200	4700	4,770.	253,400	543,300	543,300	Year End Roll	12/11/2014
2014	104	FV	285,200	4700	4,770.	208,300	498,200	498,200	Year End Roll	12/16/2013
2013	104	FV	296,200	4700	4,770.	198,200	499,100	499,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERLINGHIERI MA	68054-85		9/21/2016	Convenience	1	No	No		
	15826-26		10/1/1984		110,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
4/28/2009	Measured	372	PATRIOT
4/29/2000	Inspected	197	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Measured	197	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4770		Sq. Ft.	Site		0	80.	1.18	1									450,479						450,500	

Total AC/HA: 0.10950 | Total SF/SM: 4770 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 450,479 | Spl Credit | Total: 450,500

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 30451
GIS Ref:
GIS Ref:
Insp Date: 11/12/18

!3677!

PRINT

Date	Time
12/10/20	18:51:57

LAST REV

Date	Time
04/09/19	14:42:32

apro

PAT ACCT.: 3677

USER DEFINED

Prior Id # 1:	30451
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10891604
Const Adj.:	0.98980200
Adj $ / SQ:	186.593
Other Features:	122500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	626884
Depreciation:	194334
Depreciated Total:	432550

COMMENTS

646-6867 PDAS..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

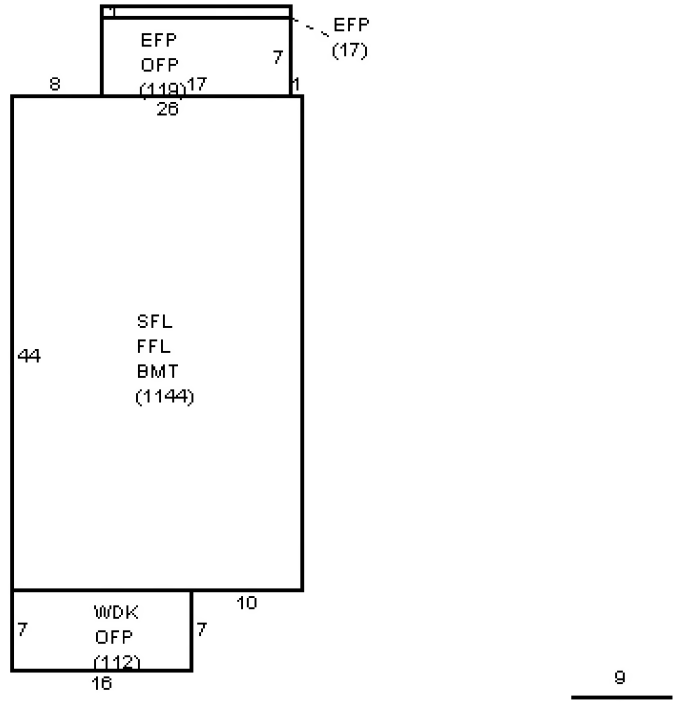
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	186.59
Special Features:	0	Val/Su Net:	110.61
Final Total:	432600	Val/Su SzAd	189.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	55.980	64,039
FFL	First Floor	1,144	186.590	213,463
SFL	Second Floor	1,144	186.590	213,463
OFP	Open Porch	231	23.400	5,406
EFP	Enclos Porch	136	46.760	6,360
WDK	Deck	112	14.780	1,655

Net Sketched Area:	3,911			Total:	504,386
Size Ad	2288	Gross Are	3911	FinArea	2288

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0005-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1930	21.93	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700